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PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 46656
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/30/05 11:06 2 pgs
Fees:13.00 Taxes:2072.00
20050930-0117667

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kerry James Schumacher, Sr. Susan H. Schumacher 5106 Franklin Pike Nashville, TN 37220	SunTrust Mortgage, Inc P.O. Box 305110 Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 146-10-072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$560,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kim Brown, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kerry James Schumacher Sr., and spouse, Susan H. Schumacher** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of L.M. Steele Subdivision of record in Book 3700, page 4 Register's Office for said County.

Said Lot No. 1 fronts 234.2 feet on the easterly margin of Franklin Road and extends back 401.12 feet on the northerly line and 415.03 feet on the broken southerly line to a dead line in the rear, measuring 220.00 feet thereon.

Being the same property conveyed to Kim Brown, married, by deed from Barbara E. Jones, a single person of record in Doc. No. 20001109-0111376, said Register's Office. By Quitclaim Deed unto Land Trust of record in Doc. No. 20011231-01, 44884, said Register's Office. Kim Brown, a married person, conveyed subject property to 5106 Franklin Road Trust, a land trust (an executory trust), WCG, Inc., as Trustee. By Quitclaim Deed of record in Doc. No. 20021016-0127183, said Register's Office , 5106 Franklin Road Trust, a Land Trust (an executory Trust), WCG, Inc., Trustee conveyed subject property to Kim Brown, a married person. By Quitclaim Deed of record in Doc. No. 20050930-0117666 being re-executed to correct the notary acknowledgement of previous Quitclaim Deed of record in Doc. No. 20021016-0127183, said Register's Office.

Kenneth H. Brown, spouse of Kim Brown joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700 Page 4, said Register's Office, which Plan shows a 150 foot minimum building setback line from Franklin Road and a 10 foot easement for public utility and drainage purposes along the southerly and easterly lines of said lot..

This is improved property, known as: 5106 Franklin Pike, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of September, 2005.

Kim Brown **Kenneth H. Brown**

State of TENNESSEE
County of DAVIDSON

On this 29th day of September, 2005 , before me the undersigned authority, personally appeared Kim Brown and Kenneth H. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $560,000.00

Affiant

Sworn and subscribed before me this the 29th day of September, 2005

Notary Public

My Commission Expires: 7/21/07 ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007